

025.0

0005

0024.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

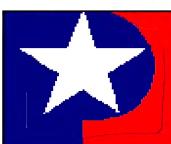
Total Card / Total Parcel

USE VALUE:

1,003,400 / 1,003,400

ASSESSED:

1,003,400 / 1,003,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		TROWBRIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DEMIRJIAN ARA M & KAREN A

Owner 2:

Owner 3:

Street 1: 7 NICKERSON ROAD

Street 2:

Twn/City: LEXINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02421 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Wood Shingle Exterior and 3195 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							5000.000		543,100		4,300		456,000		1,003,400						16930	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					09/09/17	

USER DEFINED

Prior Id # 1:	16930
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/29/21	21:00:50
LAST REV	
Date	Time
10/23/17	08:49:41
ekelly	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 025.0-0005-0024.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	543,100	4,300	5,000.	456,000	1,003,400		Year end	12/23/2021
2021	104	FV	517,500	4300	5,000.	456,000	977,800		Year End Roll	12/10/2020
2020	104	FV	517,500	4300	5,000.	456,000	977,800	977,800 Year End Roll	Year End Roll	12/18/2019
2019	104	FV	395,800	4300	5,000.	484,500	884,600	884,600 Year End Roll	Year End Roll	1/3/2019
2018	104	FV	395,800	4300	5,000.	353,400	753,500	753,500 Year End Roll	Year End Roll	12/20/2017
2017	104	FV	356,900	4300	5,000.	307,800	669,000	669,000 Year End Roll	Year End Roll	1/3/2017
2016	104	FV	356,900	4300	5,000.	262,200	623,400	623,400 Year End	Year End	1/4/2016
2015	104	FV	316,800	4300	5,000.	256,500	577,600	577,600 Year End Roll	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13499-59		7/1/1978		75,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2017	MEAS&NOTICE	KB	Kevin B
1/20/2009	Meas/Inspect	294	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	264	PATRIOT
8/21/1993		EK	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH																																																																																																																															
Type:	13 - Multi-Garden		Full Bath	2	Rating:	Average						OSP																																																																																																																															
Sty Ht:	2H - 2 & 1/2 Sty		A Bath:		Rating:							OFFP																																																																																																																															
(Liv) Units:	3		Total:	3	3/4 Bath:		Rating:						FFL																																																																																																																														
Foundation:	2 - Conc. Block		A 3QBth:		Rating:							6	16	4	6	5	1																																																																																																																										
Frame:	1 - Wood		1/2 Bath:		Rating:							26																																																																																																																															
Prime Wall:	1 - Wood Shingle		A HBth:		Rating:																																																																																																																																						
Sec Wall:			OthrFix:		Rating:																																																																																																																																						
Roof Struct:	3 - Gambrel		OTHER FEATURES																																																																																																																																								
Roof Cover:	1 - Asphalt Shgl		Kits:	2	Rating:	Average			1st Res Grid Desc: Line 1 # Units 1																																																																																																																																		
Color:	BLUE		A Kits:		Rating:							Level	FY LR DR D K FR RR BR FB HB L O																																																																																																																														
View / Desir:			Frl:		Rating:							Other																																																																																																																															
GENERAL INFORMATION						WSFlue:		Rating:				Upper																																																																																																																															
Grade:	C - Average		CONDOS INFORMATION			Lvl 2						Lvl 1																																																																																																																															
Year Blt:	1912	Eff Yr Blt:				Lvl 1						Lower																																																																																																																															
Alt LUC:			Floor:			Totals	RMS:	12	BRs:	6	Baths:	2	HB																																																																																																																														
Jurisdct:			% Own:																																																																																																																																								
Const Mod:			Name:																																																																																																																																								
Lump Sum Adj:			DEPRECIATION																																																																																																																																								
INTERIOR INFORMATION						Exterior:	No Unit	RMS	BRS	FL																																																																																																																																	
Avg Ht/FL:	STD		Interior:	1	5	2																																																																																																																																					
Prim Int Wal	2	- Plaster	Additions:	1	7	4																																																																																																																																					
Sec Int Wall:			Kitchen:																																																																																																																																								
Partition:	T - Typical		Baths:																																																																																																																																								
Prim Floors:	3	- Hardwood	Plumbing:																																																																																																																																								
Sec Floors:	5	- Lino/Vinyl	Electric:																																																																																																																																								
Bsmnt Flr:	12	- Concrete	Heating:																																																																																																																																								
Subfloor:			General:	2	12	6																																																																																																																																					
Bsmnt Gar:			CALC SUMMARY																																																																																																																																								
Electric:	3	- Typical	Basic \$ / SQ:	180.00	COMPARABLE SALES																																																																																																																																						
Insulation:	2	- Typical	Size Adj.:	0.97868991	Rate	Parcel ID	Typ	Date	Sale Price																																																																																																																																		
Int vs Ext:	S		Const Adj.:	1.00370085																																																																																																																																							
Heat Fuel:	2	- Gas	Adj \$ / SQ:	176.816																																																																																																																																							
Heat Type:	3	- Forced H/W	Other Features:	101500																																																																																																																																							
# Heat Sys:	2		Grade Factor:	1.00																																																																																																																																							
% Heated:	100	% AC:	NBHD Inf:	1.00000000																																																																																																																																							
Solar HW:	NO	Central Vac:	NBHD Mod:																																																																																																																																								
% Com Wal			LUC Factor:	1.00																																																																																																																																							
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						Juris. Factor:		Before Depr:	176.82																																																																																																																																		
						Depreciation:	0	Val/Su Net:	112.70																																																																																																																																		
						Final Total:	543100	Val/Su SzAd	170.01																																																																																																																																		
						Deprecated Total:	543051																																																																																																																																				
MOBILE HOME						Make:	Model:	Serial #		Year:	Color:																																																																																																																																
SPEC FEATURES/YARD ITEMS						PARCEL ID 025.0-0005-0024.0																																																																																																																																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																																										
3	Garage	D	Y	1	20X20	A	FR	1920	21.25	T	50	104			4,300		4,300																																																																																																																										
More: N	Total Yard Items:	4,300		Total Special Features:					Total:			4,300																																																																																																																															
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